

COMPREHENSIVE WATER SUPPLY AND SEWERAGE SYSTEMS PLAN AMENDMENTS
County Executive's January 2008 Transmittal Packet

OLNEY PLANNING AREA MAP AMENDMENTS

PRIVATE INSTITUTIONAL FACILITY (PIF) CASES

Background: The following map amendment involves a development proposal from a local non-profit group for what the Water and Sewer Plan defines as a private institutional facility (PIF). The PIF policy creates the *limited opportunity* for exceptions to the Plan's general public service policies. It allows for the provision of water and/or sewer for PIF uses outside the public service envelopes where other residential or commercial development could not normally qualify for such service. (See pgs. 6 - 8 for the policy text.)

The Council's recent practice on PIF cases has been to require that the property owner specify a PIF user for the site, and that the user provide a site-specific development plan for the project in sufficient detail to allow consideration of potential site impacts and impervious surfaces. The Council has restricted approval actions to a specific PIF user, an approval that is not transferable to another PIF user.

Please note that the following case is located within an area zoned RNC, and is therefore not affected by the Council's PIF policy decision in November 2005 to restrict public water and sewer service from the RDT Zone.

WSSCR 07A-OLN-02: The First Baptist Church of Wheaton*

Property Information and Location Property Development	Applicant's Request: Service Area Categories & Justification									
<ul style="list-style-type: none">• 3110 Emory Church Rd., Olney• Parcel P077, Chas & William (dist /acct. #08-00705848)• Map tile: WSSC - 223NW03; MD - HS563• North side of Emory Church Rd., west of Norbrook Dr.• Olney Master Plan (2005)• Northwest Branch Watershed (MDE Use IV)• RNC Zone; 15.0 ac.• <u>Existing use:</u> single-family residence.• <u>Proposed use:</u> place of worship (500-seat sanctuary, fellowship hall, classrooms, offices); First Baptist Church of Wheaton, relocating from its existing site on Georgia Ave. in Wheaton <p>* <i>Original owner/applicant: Frances Doherty Estate. The church acquired the property on 7/1/07.</i></p>	<table><tr><th>Existing –</th><th>Requested –</th><th>Service Area Categories</th></tr><tr><td>W-6</td><td>W-1</td><td></td></tr><tr><td>S-6</td><td>S-1</td><td></td></tr></table> <p><u>Applicant's Explanation</u></p> <p>"The First Baptist Church of Wheaton is the contract purchaser of this property. In order to build a church they require public water and sewer, and therefore, request W-1, S-1 categories in accordance with the PIF policy (10-Year Water & Sewer Plan, Chapter 1, Section II E.4 b.ii). A sewer main serving this property would extend to the east 800 feet to an existing 8" main, extending in front of properties within the area recommended for public sewer service in the Olney Master Plan and are thus, eligible for community service."</p>	Existing –	Requested –	Service Area Categories	W-6	W-1		S-6	S-1	
Existing –	Requested –	Service Area Categories								
W-6	W-1									
S-6	S-1									

Agency Review Comments

M-NCPPC Staff

This 2005 Olney Master Plan does not recommend this property for community sewer service, and therefore the property is not within the master plan recommended sewer envelope. Provision of community sewer service to this property is inconsistent with the Olney Master Plan. The provision of community water service is consistent with the master plan.

The master plan recommends minimizing imperviousness in the Batchellors Forest Tributary and maintaining the existing forest cover to protect the stream quality. Given the zoning on this site, imperviousness should not exceed 9% as is normally expected for RNC development. If the proposed church's ultimate development plans are for less than 1.3 acres of imperviousness and the Planning Board approves a preliminary plan for this proposal, sewer could be provided conditionally.

Staff recommendation: Approval of the requested community water service (W-1) only. Any review and analysis of the sewer service application under the PIF policy should be deferred until a preliminary or a pre-preliminary plan is filed so that staff can review a site plan and related information regarding the proposed project before commenting on the requested sewer category change.

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The correct zoning for this site is RNC, not RE-2 as stated in the applicant's submission. The property was rezoned to RNC in the 2005 Olney Master Plan.

WSSC (Note: WSSC main extensions are non-CIP sized unless otherwise specified.)

Water: Service will require a 1,000-foot extension east from an existing 10"-diameter main along Emory Church Rd. (#856476A). The extension would abut approximately 9 additional properties.

Sewer: The proposed use would qualify for a dedicated grinder pump system, requiring a 1,000-foot low-pressure main extension. This extension would connect to an existing 8"-diameter main west of the site along Emory Church Rd. (#856476A). None of the approximately 9 abutting properties the extension would be permitted a connection to this dedicated extension.

Note: With respect to the applicant's sewer proposal, the existing sewer main at the intersection Emory Church Rd. and Norbrook Dr. appears to be at too low an elevation for the grinder pump system to operate properly.

DPS-Well & Septic

DPS has no records for this property.

County Executive Recommendation (WSSCR 07A-OLN-02: The First Baptist Church of Wheaton)

Defer action on the request for W-1 and S-1, pending interagency and County Council review of the site development plan provided by the church.

Note: Deferred amendments will have time limitations for subsequent action.

Executive Staff Report

The applicant is seeking the extension of public water and sewer service for the use of the site by the First Baptist Church of Wheaton. The provision of public sewer service for this site can be considered under the Water and Sewer Plan private institutional facilities (PIF) policy. Although the Water and Sewer Plan potentially allows PIF uses less restrictive access to public water and sewer service than residential or commercial uses, the County Council has required a more-detailed level of review in these cases. PIF users are expected to provide for agency and Council review a site development plan that clearly shows the extent and intensity of the proposed project. The plan provided by the church is currently under review by DEP, M-NCPPC, and other agencies. Given this, the request is recommended for deferral pending review of the site concept plan.

The provision of public water service is consistent with the master plan's recommendation for water service in this area. The applicant has not indicated that public water service alone would be of benefit to the efforts to develop the property for the proposed use. Although the existing house on the site uses a septic system, soil conditions in this part of Olney generally do not favor the use of large-scale septic systems for institutional uses.

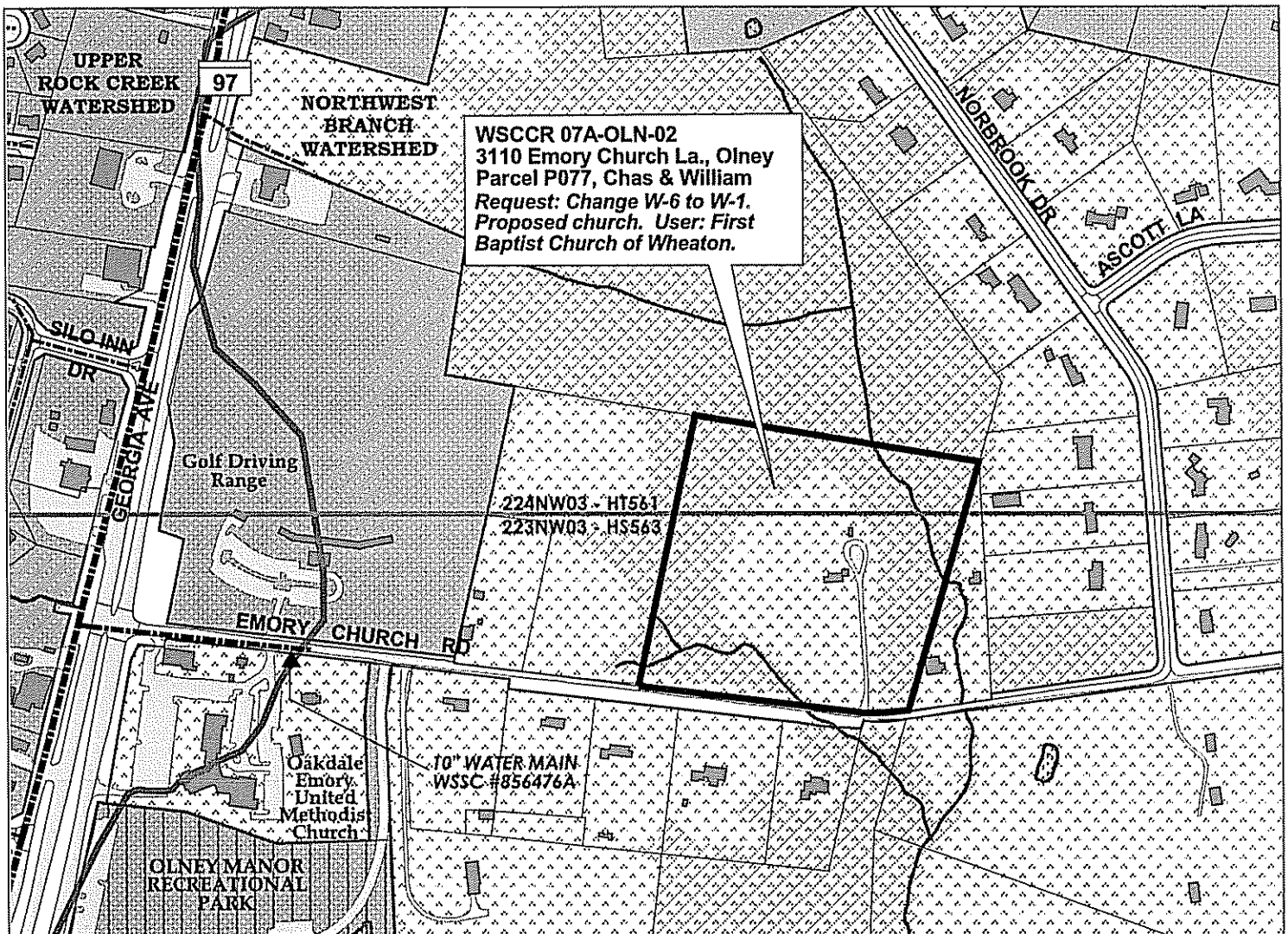
WSSC's comments indicate that public water and sewer service may be provided to the site in conformance with the PIF policy requirements in the Water and Sewer Plan. The master plan allows for water service to properties abutting the propose water main extension. Although generally ineligible for public sewer service, properties abutting the sewer extension along Emory Church Rd. will not be allowed access to the pressure main, which will be dedicated to the church's use only.

This site is located in an area of the Olney Master Plan referred to as Southeast Olney. The master plan calls for relatively low-density development in this area, although some residential development may be tightly clustered under the provisions of the Rural Neighborhood Cluster (RNC) Zone. This is especially directed to areas where public sewer service may be available without the need to construct new main extensions within or along stream valleys.

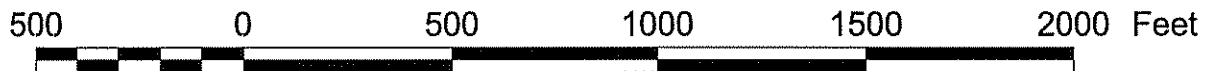
Water Service Area Categories Map

WSCCR 07A-OLN-02 (Francis Doherty Estate)

PIF User: The First Baptist Church of Wheaton



Olney Planning Area



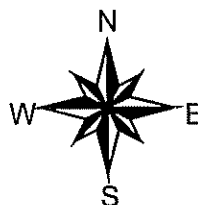
MAP LEGEND

- Property
- WSCC Map Tiles
- Water Mains**
 - 8"- or Smaller-Dia. Mains
 - 10" to 15"-Dia. Mains
 - 16"- to 24"-Dia. (CIP) Mains
 - 30"- to 42"-Dia. (CIP) Mains *
 - 48"- or Larger-Dia. (CIP) Mains *
- * No Individual Connections

- Buildings
- Roads - Parking
- Watersheds
- Streams
- Ponds - Lakes
- Woodlands
- County - State - Federal Parks

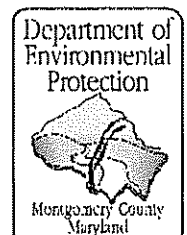
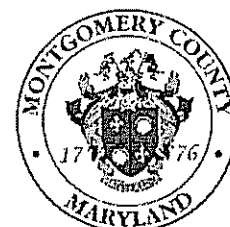
Water Service Area Categories (06/03)

- W-1
- W-3
- W-4
- W-5
- W-6



June 2003 Update
Service Area Categories Map

Montgomery County, Maryland
Comprehensive Water Supply
and Sewerage Systems Plan

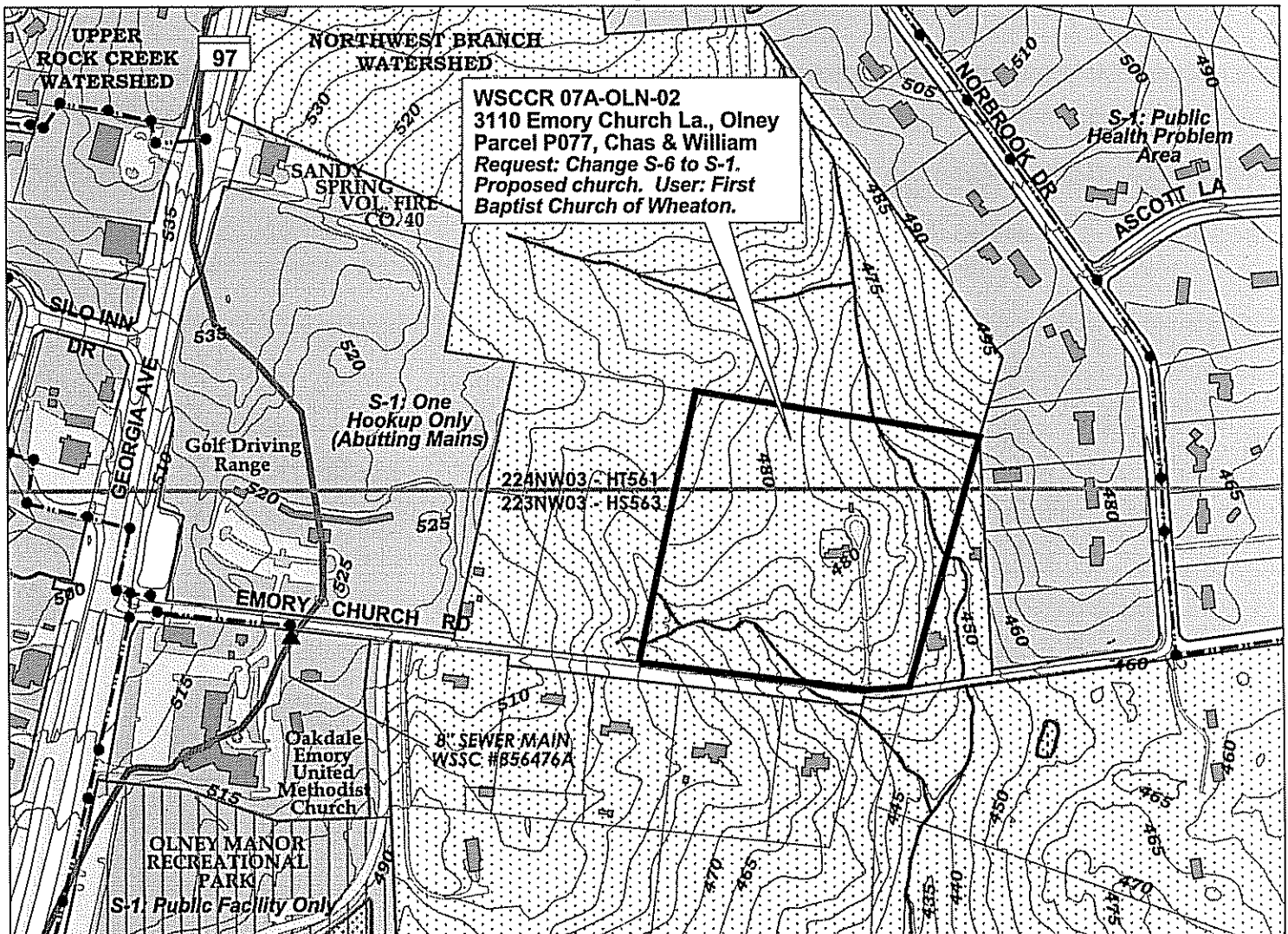


Water & Wastewater Policy Group
5/7/07 - GIS Project File:
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07a-oln-02=doherty-est=pif=ws apr

Sewer Service Area Categories Map

WSSCR 07A-OLN-02 (Francis Doherty Estate)

PIF User: The First Baptist Church of Wheaton



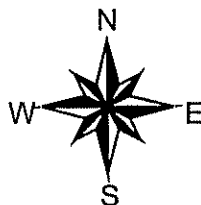
Olney Planning Area



MAP LEGEND

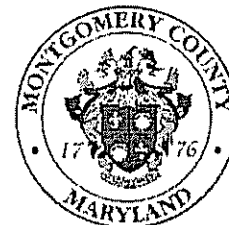
- Property
- WSSC Map Tiles
- Sewer Manholes
- Sewer Mains**
 - Small-Diameter, Low-Pressure Mains
 - 6"- to 8"-Diameter Gravity Mains
 - 10"- to 14"-Diameter Gravity Mains
 - 15"- to 42"-Diameter (CIP) Trunk Mains
 - 48"- or Larger-Diameter (CIP) Trunk Mains
- Topography (C.I. = 5 Feet)
- Buildings
- Roads - Parking
- Watersheds
- Streams
- Ponds - Lakes
- County - State - Federal Parks

- Sewer Service Area Categories (6/03)**
- S-1
 - S-3
 - S-4
 - S-5
 - S-6



June 2003 Update
Service Area Categories Map

Montgomery County, Maryland
Comprehensive Water Supply
and Sewerage Systems Plan



Water and Wastewater Policy Group
5/7/07 - GIS Project File:
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07a-oln-02=doherty-est=pif=ws apr

corporation, partnership, or LLC. Please note, a contract purchaser may not file a category change application.

2) Property/Site Description and Development:

Address 3110 Emory Church Road
Property's TAX ID # (please provide, if known) 08-00705848
Property/Site Size 15 ac. Identification (ie, Parcel #) P077
Location/Closest cross-street Norbrook Drive
Current Use residence Proposed Use church
Subdivision Plan No. & Status N/A

Chad Williams

(Note: Please attach an 8.5"x 11" copy of the state tax map with the property(ies) highlighted; this map is available at www.dat.state.md.us; click on "Real Property Data Search" and proceed from that point. If you don't have access to the Internet, and/or don't have some of the information requested above, please note that you request that DEP provide this information.)

3) Water and Sewer Service Area Categories (if you don't know, we will verify for you):

Current Water Category: W-6 Requested Water Category: W-1 ☒ OR No Change ☐ Multi-Use ☐ Shared ☐
Current Sewer Category: S-6 Requested Sewer Category: S-1 ☒ OR No Change ☐ Multi-Use ☐ Shared ☐

4) Reason for request; state current use of site and intended change in usage, if any:

The First Baptist Church of Wheaton is the contract purchaser of this property. In order to build a church they require public water and sewer, and therefore, request W-1, S-1 categories in accordance with the PIF policy (10-Year Water & Sewer Plan, Section II. E.4.b.ii.). A sewer main serving the property would extend to the east 800 feet to an existing 8" main, extending in front of properties within the area recommended for public sewer service in the Olney Master Plan and are thus, eligible for community service.

Note: Continue on a separate page, if necessary

DEP Staff Use Only

Receipt Acknowledged: _____ Email OR _____ US Mail

Water _____ Sewer _____

WSSC Tile _____

Tax Map _____

Plan No. _____

Process _____

Master Plan _____

Planning Area _____

Zoning _____

Zoning Activity _____

Watershed _____

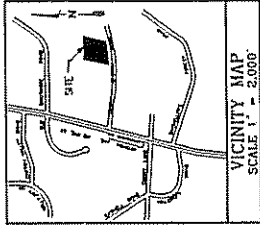
CSPS Subwatershed _____

State Watershed Use Class _____

GIS File _____

RNC ZONE OLN NWB

APPLICANT'S DRAFT SITE LAYOUT



Subject Property:
 Parcel 77
 3110 Emory Church Road
 Liber 3400.1, Folio 224

Building Lot Area:
 62,259 s.f. or 1.42219 Acres

Zoning Classification:
 R6C - Rural Medium-Density Cluster

Tax ID Number:
 08-00705640

Existing Use:
 Single Family Residential

Proposed Use:
 Church

Excluded/Restricted:
 10% or 62,259 s.f.
 60% or 378,415 s.f.

Excluded:
 7.3% or 45,500 s.f.
 73.9% or 462,000 s.f.

148 MAP 4553

CONCEPT PLAN
 PARCEL 77

FIRST BAPTIST CHURCH OF WHEATON
 3110 EMORY CHURCH ROAD
 8TH ELECTION DISTRICT - MONTGOMERY COUNTY - MARYLAND

MHG
 Minors, Handrick & Glascock, P.A.
 Engineers & Planners
 10000 Rockville Pike, Suite 100
 Rockville, Maryland 20850
 Phone: 202.672.2840
 Fax: 202.672.2840
 Email: mhg@mhgpa.com

Proj. No.	Proj. Name	Scale	Sheet
10-30-07	10-30-07	1"=50'	1 of 1
07-106-21	07-106-21	1"=50'	1 of 1

